



DEERFOOT JUNCTION BUSINESS PARK

CALGARY, AB





HIGHLIGHTS



DEERFOOT JUNCTION BUSINESS PARK IS WELL LOCATED AT THE INTERSECTION OF DEERFOOT TRAIL NE AND 32ND AVENUE NE



10 MINUTE DRIVE TO DOWNTOWN CALGARY, AND LESS THAN A 5 MINUTE DRIVE TO ABUNDANT AMENITIES



LESS THAN 10 MINUTES AWAY FROM DEERFOOT CITY MALL & THE GRASSROOTS FARMERS MARKET



EASY ACCESS TO LOCAL TRANSPORT, INCLUDING NUMEROUS BUS STOPS



DEERFOOT JUNCTION BUSINESS PARK

Deerfoot Junction is a suburban Calgary office campus, consisting of three quality office buildings. The site is well-located at the intersection of Deerfoot Trail and 32nd Avenue NE.

Deerfoot Junction I - 3225 12th Street NE

Deerfoot Junction II - 3215 12th Street NE

Deerfoot Junction III - 1212 31st Ave NE



PROPERTY FEATURES

DEERFOOT JUNCTION I

Space Available: Suite 110: 3,811 sf
Suite 200: 16,747 sf

Lease Rate: Market rates

Operating Costs: \$15.31 psf (est. 2023)

Availability: Immediately

Parking Ratio: 1:300 sf

Parking Rates: Surface:
\$45 per stall, per month
Secured Underground:
\$125 per stall, per month

DEERFOOT JUNCTION II

Space Available: Suite 110: 6,774 sf
Suite 120: 3,722 sf

Lease Rate: Market rates

Operating Costs: \$15.31 psf (est. 2023)

Availability: Immediately

Parking Ratio: 1:300 sf

Parking Rates: Surface:
\$45 per stall, per month
Secured Underground:
\$125 per stall, per month

DEERFOOT JUNCTION III

Space Available: Suite 201: 1,458 sf
Suite 204: 1,954 sf **LEASED**

Lease Rate: Market rates

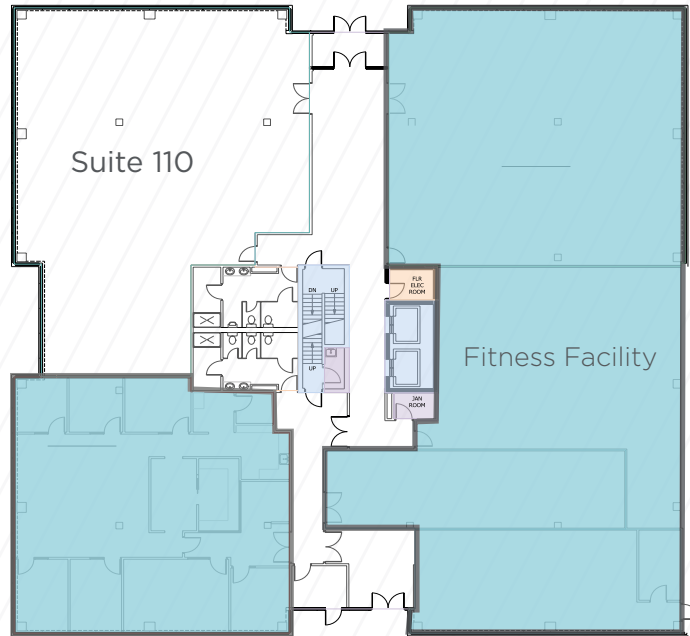
Operating Costs: \$16.59 psf (est. 2023)

Availability: Immediately

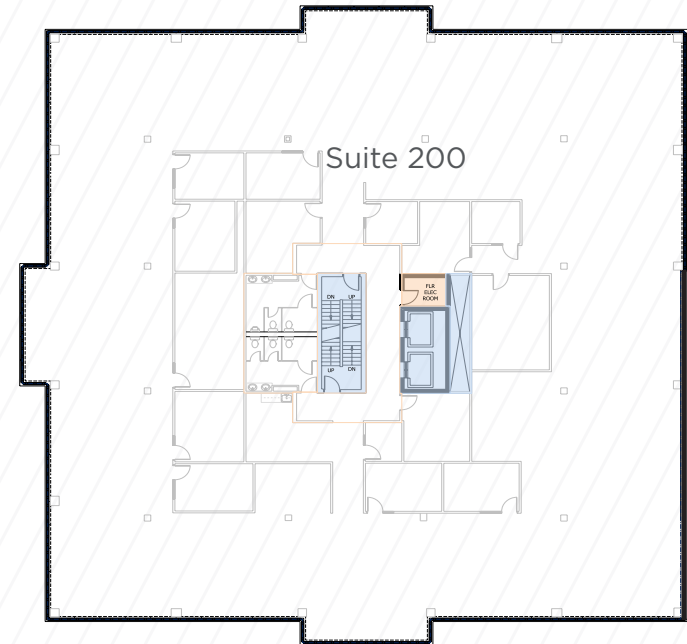
Parking Ratio: 1:400 sf

Parking Rates: Surface:
\$45 per stall, per month
Covered:
\$75 per stall, per month

FLOOR PLANS



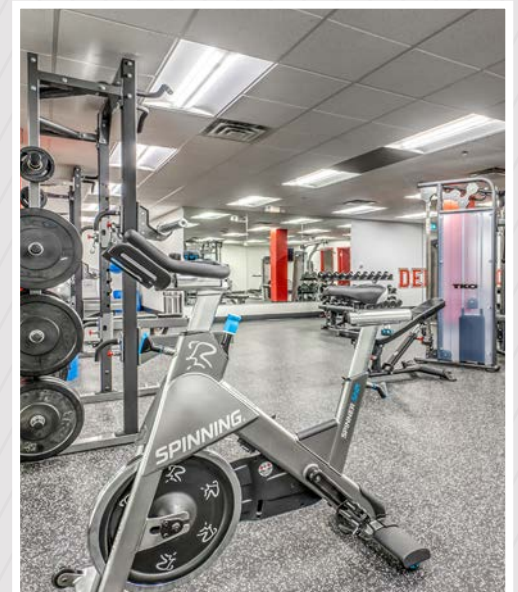
Suite 110: 3,811 sf



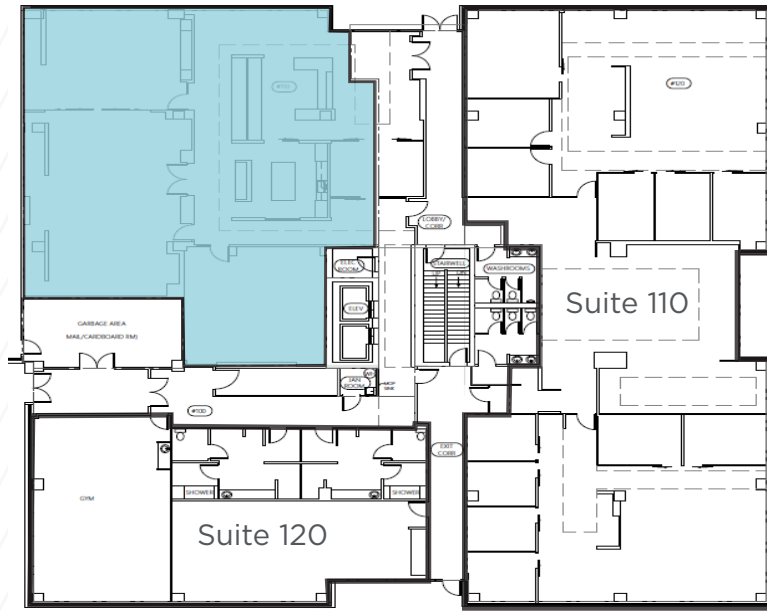
Suite 200: 16,747 sf - Full floor

DEERFOOT JUNCTION I

- Building lobby renovation completed in 2019
- Building signage available
- Efficient 16,000 SF floorplates
- Building has recently undergone a full reglazing, including new rollerblinds throughout
- Brand new tenant fitness facility



FLOOR PLANS

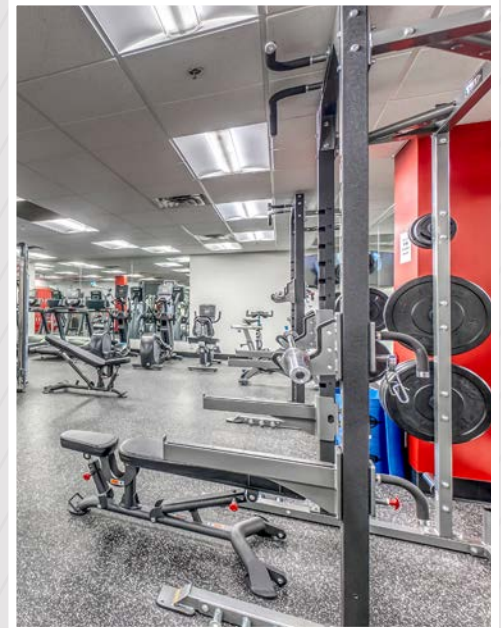


Suite 120: 3,722 sf

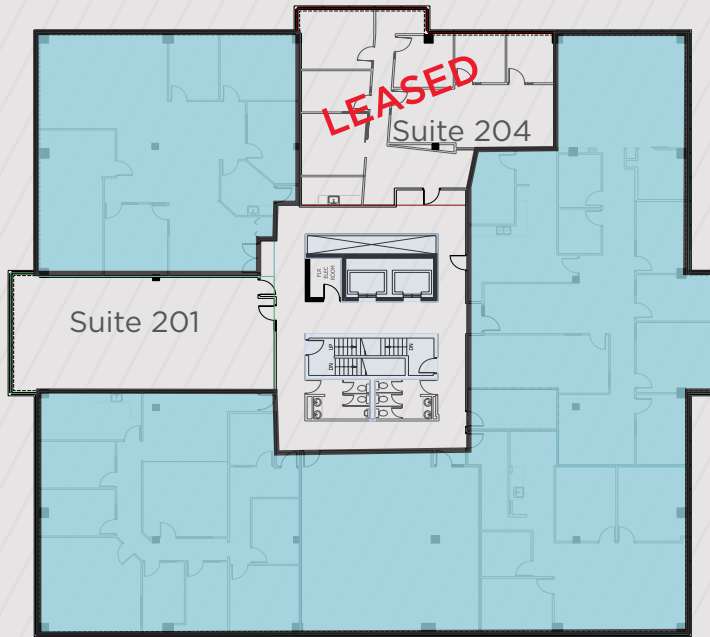
Suite 110: 6,774 sf



DEERFOOT JUNCTION II



FLOOR PLANS



Suite 201: 1,458 sf

Suite 204: 1,954-sf

DEERFOOT JUNCTION III

- Building lobby renovation completed in 2019
- Part of an attractive NE business park with numerous nearby amenities
- In-building Mexican restaurant, Freshadilla
- Good access to the building via Deerfoot Trail & 32nd Ave NE
- The building has recently undergone a full reglazing, including new rollerblinds throughout
- Back-up generator available



AMENITIES MAP

DEERFOOT JUNCTION BUSINESS PARK

MCCALL LAKE GOLF COURSE

32 AVENUE NE

DEERFOOT TRAIL

12 STREET NE

Barlow Trail Line

TRANS-CANADA HWY

16 AVENUE NE

YIC Airport - 15 min drive

Downtown YYC - 11 min drive

LEGEND

- Restaurants
- Hotels
- Gas Station

Brands shown: Subway, Earls, Kitchen + Bar, Joey Restaurants, Tony Roma's (Famous for Ribs), Denny's, Tim Hortons, RBC, Shell, HomeSense, Dollar Tree, Lowe's, Fabricland, PetSmart, SleepCountry, The Brick, McDonald's.

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